



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management
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Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, March 11, 2021 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or

Stream Live at <https://www.manchestertv.org/22>

Note: Due to the emergency orders issued by the Governor as well as the guidance of public health officials, there will be no physical location in which to attend the meeting. **PUBLIC COMMENTS** may be submitted at any time up to the close of the public hearing for each case by email sent to ZBA@manchesternh.gov or a voice message called into (603) 792-6736. All comments must include your name and address and the case number. It is recommended that public comment be submitted by email, however you may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate.

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. **PUBLIC HEARING:**

1. **ZBA2021-009**
33 Purchase Street, R-1B Zoning District, Ward 9

Antonios Pliakos proposes to construct an 8'x12' shed in the street yard on a corner lot 1.5' from the street lot line and 2' from the side lot line and seeks a variance from sections **8.29(A)1** Accessory Structures in the Front Yard and **8.29(A)3** Accessory Structures in the Rear Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 4, 2021.

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2. **ZBA2021-010**
27 Thistle Way, R-1A Zoning District, Ward 8

John Rahill (Agent) proposes to replace an existing 12'x46' manufactured home with a new 14'x40' manufactured home with less than the required side and rear setbacks and with lot coverage of 50% where 40% is allowed and seeks a variance from sections **8.02(C)2** Side Yard Setback (2 counts), **8.02(C)2** Rear Yard Setback and **8.02(C)3** Lot Coverage of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 4, 2021.

3. **ZBA2021-012**
270 Stanton Street, R-1B Zoning District, Ward 8

Brian Pratt (Agent) proposes to request a one year extension of variance case ZBA2019-020, which was granted March 14, 2019 to subdivide a 4.5 acre parcel known as Tax Map 507-64A into eight buildable lots served by a public roadway and utilities, where Lots 1 and 2 have insufficient lot width and seeks a variance from section **6.02** Minimum Lot Width at Lot 1 and Lot 2 of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through February 23, 2021.

4. **ZBA2021-011**
7 Clement Street, R-1B Zoning District, Ward 10

Andrew Sullivan, Esq. (Agent) proposes to construct a two-family dwelling within the R-1B single-family zoning district on a lot with 100' of frontage and width where 150' is required and seeks a variance from sections **5.10(A)5** Two-Family Dwelling, **6.02** Minimum Lot Frontage and **6.02** Minimum Lot Width of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through March 2, 2021.

III. **BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of December 10, 2020, January 14, 2021 and February 11, 2021.**

2. **Annual organizational meeting and election of officers.**
3. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
